GOVERNMENT OF INDIA
URBAN DEVELOPMENT AND POVERTY ALLEVATION
LOK SABHA

UNSTARRED QUESTION NO:647
ANSWERED ON:05.03.2002
ILLEGAL CONSTRUCTION IN DELHI
SHIVAJI MANE

Will the Minister of URBAN DEVELOPMENT AND POVERTY ALLEVATION be pleased to state:

(a) whether a Draft-Bill sent by the Union Government tothe Government of NCT of Delhi to strictly checkthe illegal construction activities of the private builders, estate agents and property dealers in Delhi, is still pending with them;

(b) if so, the details thereof;

(c) whether the proposed Bill has become all the more necessary following the repeal of the Urban Land Act; and

(d) if so, the action being taken by the Union Government in this regard?

Answer

MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT & POVERTY ALLEVIATION (SHRI BAN DATTATREYA)

(a)&(b): The Government was considering a legislation known as `Delhi Real Estate Development Regulation Bill` inorder to regulate construction, sale and transfer of property, to regulate property transaction and to provide for a code of conduct for promoters and estate agents in order to protect buyers of properties from mal-practices and wrongful activities of promoters and estate agents in the NCT of Delhi. The proposed legislation intended to regulate the activities of promoters and builders and estate agents engaged in building construction/property transactions in Delhi, to bring about transparency in their business and provide relief to buyers. A draft bill was prepared. Opinion of the concerned Ministries on the draft bill were solicited. The Ministry of Home Affairs had, in turn, also obtained the views of the Government of Delhi. However, in the meanwhile it was decided to have a comprehensive legislation in this regard and a Committee has been set-ujp under the Chairmanship of Secretary (UD) for preparing a model legislation to regulate and control the activities of builders and developers and to license/register them. This legislation aims to serve the twin purposes of having an effective law for Delhi and other Union Territories and to have a model law, which could be recommended for adoption by the State Governments with such modifications, as they consider appropriate.

(c)&(d): The Urban Land (Ceiling & Regulation) Acthas been repealed in January, 1999. This has no bearing on the proposed legislation on `Delhi Real Estate Development Regulation Bill`. However, a Model Legislation on the subject is under preparation.